



July 31, 2023

Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building Division  
1001 East 9<sup>th</sup> Street  
Reno, NV 89512

**Re: Extension Request – Case Number WAC23-0007 (Greenview Garages) for Case Number WPVAR 19-0001**

Dear Ms. Olander:

I am writing to provide comments on the above referenced application that is scheduled to be heard at the Washoe County Board of Adjustment on August 3, 2023. This letter marks multiple occasions over the past four years that the State of Nevada has voiced strong opposition to the variance granted for the construction of a two-car garage adjacent to State parcel APN 128-243-01. The Nevada Division of State Lands (NDSL) further opposes a six-month extension for a building permit to construct the two-car garage. In 2019, the NDSL identified a serious issue and concern associated with the proposed development that would be detrimental to State land and should be considered during the review.

The request to reduce the northwest setback from **15 feet to 1.5 feet** to accommodate the construction of a two-car garage, will negatively impact adjacent parcels. A reduced setback of 1.5 feet from the property line will increase disturbance to the natural environment, redirect runoff, decrease water quality, and create issues with heavy equipment activity, construction access and parking. The setback variance alters the open space residential landscape, decreases property value for surrounding parcels and undermines the State of Nevada's conservation goals for urban parcels. In addition, it is our opinion that the location of the subject site could allow for the construction of a garage that would meet the normal Washoe County required setbacks by using a different configuration.

The effects of encroachments can be long lasting with many taking decades to reverse. An 80% variance to the required setback is not consistent with the management objectives for State land in the Tahoe Basin. The NDSL looks to local government partners in the Basin to recognize our long-term management goals. We realize that not all variances pose issues on State land; and we feel strongly that this particular case could result in many hours and public dollars being spent to try to mitigate the negative impacts of this decision.

***The NDSL hereby requests for Washoe County to deny the Extension Request – Case Number WAC23-0007 Greenview Garages.***

Should you have any questions regarding our concerns, please contact me at (775) 684-2736 or via email at [mgosejohan@lands.nv.gov](mailto:mgosejohan@lands.nv.gov)

Sincerely,

A handwritten signature in blue ink that reads "Meredith Gosejohan". The signature is fluid and cursive, with the first name being more prominent than the last.

Meredith Gosejohan  
Tahoe Program Manager  
Nevada Tahoe Resource Team

cc: Scott Carey, Nevada Division of State Lands  
Alexis Hill, Washoe County Commission Chair